

1 BILL NO. R-85-07-19

2 DECLARATORY RESOLUTION NO. R-92-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 July 2, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 E 140 feet EX E90 Ft B/W Maumee
12 and Fletcher OL 1 values included
on 91-2730-0003;

13
14 said property more commonly known as 1830 Maumee Avenue, Fort
15 Wayne, Indiana 46803;

16 WHEREAS, it appears that said petition should be
17 processed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

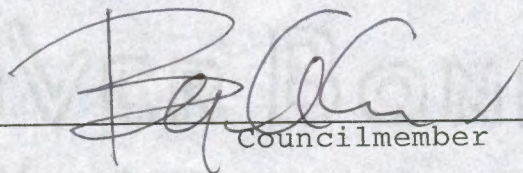
1 department of Economic Development requesting a re-
2 commendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 5-3-1 of the adoption and substance of
7 this Resolution and setting this designation as an
8 "Economic Revitalization Area" for public hearing;

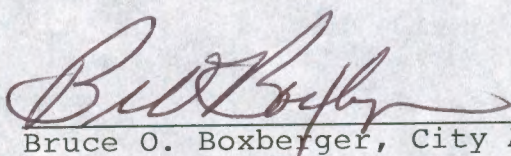
9 (d) If this Resolution involves an area that has al-
10 already been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be re-
12 ferred to the Fort Wayne Redevelopment Commission
13 and said designation as an "Economic Revitalization
14 Area" shall not be finally approved unless said
15 Commission adopts a resolution approving the peti-
16 tion.

17 SECTION 3. That this Resolution shall be subject to
18 being confirmed, modified and confirmed or rescinded after public
19 hearing and receipt by Common Council of the above described re-
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 _____
26 Councilmember

26 APPROVED AS TO FORM
27 AND LEGALITY

28 
29 _____
30 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
seconded by Henry, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 7-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-92-85
on the 23rd day of July, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 24th day of July, 1985,
at the hour of 11:30 o'clock 11.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of July,
1985, at the hour of 4⁰⁰ o'clock 4.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Thomas G. Bastress & Helen M. Bastress
2. Owner(s) Thomas G. Bastress & Helen M. Bastress
3. Address of Owner(s) 8203 Ravinia Drive
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) (219) 489-4180
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same as above
7. Telephone number of Applicant () Same as above
8. Address of Property Seeking Designation 1830 Maumee Avenue
Fort Wayne, Indiana 46803
9. Legal Description of Property Proposed for Designation (may be attached) Attached.
10. Township Wayne
11. Taxing District 91

12. Current Zoning B 3 B
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Empty -- Abandoned laundramat
- b. What Structure(s) (if any) are on the property? Block building 115'9" X 19'6"
- b. What is the condition of this structure/these structures? Mechanicals all need extensive work.
15. Current Assessed Value of Real Estate \$2600.
- a. Land \$2600.
- b. Improvements \$5500.
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$616.22
17. Description of Proposed Improvements to the Real Estate
- Total electrical, plumbing, re-roofing, painting exterior, and
installation of two overhead doors.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- July 30, 1985
- b. When is completion expected? December 31, 1986
19. Cost of Project (not including land costs) \$35,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Five

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

Automotive related services

c. Anticipated time frame for reaching employment level stated above?

January 1, 1987

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Laundromat was unable to sustain after twenty years because of
high crime rate. Ladies refused to work in the neighborhood
because of the danger of robbery and mugging.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

The improvements and upgrading of this building will not only
greatly improve the quality of the neighborhood, but will make
the building available to many kinds of businesses, resulting in added
jobs.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ XX NO

26. Financing on Project

What is the status of financing connected with this project?

All improvements will be paid for by owner. No financing
necessary. The improvements will be done during a two year
period.

I hereby certify that the information and representation on this Application are true and complete.

Thomas G. Bostress
Signature(s) of Owners

July 2, 1985

Date

Helen M. Bostress

July 2, 1985

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

NOTE: THE LETTER 'R' SHOWN ON YOUR TAX STATEMENT INDICATES RESIDENTIAL TO WHICH HOMESTEAD CREDIT HAS BEEN APPLIED. THE LETTERS 'NR' INDICATES 'NON RESIDENTIAL' REAL ESTATE.

KEEP THIS COPY FOR YOUR RECORDS

REAL ESTATE TAX AL SPRING FOR 1983 PAYABLE IN 1984 ALLEN COUNTY - STATE OF INDIANA TOWNSHIP OR COMM.				NET NUMBER	91-2730-0003	NET RESIDENTIAL NON RESIDENTIAL NET
91 FT WAYNE - WAYNE				DEBTOR'S NUMBER	889872	308.11
LAND VALUE	IMPROVEMENTS	* EXEMPTIONS	NET ASSESSED VALUE			308.11
2,600	5,500		8,100			
ACTUAL TAX RATE	CREDIT RATES	GROSS TAX	LESS CREDIT			
9.55980	22.00270	385.00	77.00			
9.55980	20.00270					
* SEE REVERSE SIDE				MAKE CHECK PAYABLE TO: TREASURER - ALLEN COUNTY CITY-COUNTY BLDG. - ROOM 608 FORT WAYNE, INDIANA 46804		FULL YR TAX 615.22
DELINQUENT AFTER MAY 10, 1984		DISTRIBUTION OF NET TAX		NAME		PAY THE AMOUNT
DELINQUENT TAX AND PENALTY TOTAL		COUNTY 45.23 SCHOOLS 121.00 CITY 174.16 OTHER 17.72 TOTAL 358.11		KEIM HELEN WINIFRED & DAVID Y 3433 NORTH WASHINGTON RD FORT WAYNE INDIANA 46804		
THIS IS YOUR TOTAL AMOUNT TAX DUE FOR 1983 (SEE BACK SIDE FOR EXPLANATION)		154.08		E140 OF N74 EX E90 OF N80 FLETCHERS OL 1 INCLUDES VALUES FOR 9100901004		PROPERTY RECORDATION

E 140FT EX E 90FT
B/W MAUMEE & FLETCHER
OL 1 VALUES INCLUDE
ON 91-2730-0003

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

03-85-07-19

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1. (Thomas G. & Helen M.

Bastress; 1830 Maumee Avenue)

EFFECT OF PASSAGE Improvements and upgrading of a building that is presently
vacant will not only greatly improve the quality of the neighborhood,
but will make the building available to many kinds of businesses, re-
sulting in the creation of new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$35,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO. R-85-07-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 7-23-85

SANDRA E. KENNEDY
CITY CLERK